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#33

Realty Stock Review

February 24, 1989

Volume XX, Number 4

Market Strategy: Rates & Developer Stocks Up

The Market May be Telling Us That the Classic Link Between Rates and Real Estate is Ending

Clearly, something is akimbo. The prime rate has risen for the second time in two weeks, the latest bump to 11.5% by Chase Manhattan and other New York City banks on Feb. 23. Then the Fed upped the discount rate by 1/2 point on Feb. 24.

Strangely mortgage rates aren't yet headed for orbit in outer space. Current coupon, 30 year mortgages were quoted at 10.6% on the day after the prime rate jumped, and 30-year Treasury bonds are selling to yield 9.14%. In other words, mortgages and long-term Treasuries are yielding 0.9% and 2.35% below the prime rate.

To those of us schooled on the simple equation that housing and real estate stocks automatically tank when interest rates rise, all this is a bit like Alice in Wonderland. For instance, the 13 homebuilding and community development stocks in our Portfolio Selector (page 2) rose 3.0% the past month, vs. a flat performance for the S&P 500. This group is up 8.6% since Jan. 1, about 3.5% ahead of the broad market. Sure, General Development has been targeted by takeover talk (see p. 3) but that hardly accounts for the group's good performance in the face of higher rates.

Two answers, which are not mutually exclusive, make some sense:

1. The stock market has grown so sophisticated in its discounting of future events that it already is looking beyond today's rising rates to the day when rates start down again. We suggested this reason strongly in our Feb. 10 review of mortgage entities and believe it is a potent market force today. If so, today's very best values may well be found in the developer/builder

group (altho we remain cautious in our Portfolio Selector limits on p. 2), and in mortgage entities that are already hampered by fears of higher rates. Countrywide Credit Industries, reviewed on p. 5, strikes us as an uncommon value in this context, altho we aren't adding it to Selector yet.

The thing that troubles us about this theory is that Fed Chairman Greenspan and President Bush are clearly on different wavelengths about rates. Greenspan is making no secret of his goal of driving interest rates higher to combat inflation, while President Bush wants rate stability. In a contest of wills, the Fed could push rates higher than the market expects simply to show who is boss. To repeat our Feb. 10 comment, we think realty stock investors have to watch carefully this unfolding power clash.

2. Housing and real estate can get money easier from Wall Street than from local banks and S&Ls. Lots of evidence supports this theory: Real estate men increasingly are turning to Wall Street for major league money deals (e.g., Santa Fe South-

ern Pacific raised \$400 mil. via this route the past few weeks) and Wall Street has been able to raise billions for housing via collateralized mortgage obligations, especially for the mortgage banking arms of public multimarket builders.

Simultaneously, a significant portion of the S&L industry is being taken over by Washington regulators in a dramatic rescue that could cost taxpayers \$100 bil. or more; regulators are moving in a climate of fear that their actions could provoke a run on thrifts that effectively would cripple even further the S&L industry's ability to keep the money wheels of real estate going. Since S&Ls and banks raise most of their money from the public via market rate certificates, rising rates typically have pinched their lending the most. But if they are already out of the market due to regulatory incapacity, then another classic link between rates and real estate money is eroded.

This decoupling of rates and the stock market seems to be behind the very divergent performances we are seeing. The

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Portfolio Selector List of Realty Stocks for Current Investment

We list below stocks we believe are currently usable in your portfolio. They are grouped into six major categories reflecting broad investment goals, so you can match property and regional characteristics to your specific needs. Purchases (or sales) should be made at or below prices listed in the "Limit" column at right. Stocks currently selling above our suggested limits are marked with an "*" and should be bought only on declines. Most builder/developers, for instance, are below target prices,

indicating caution.

Selector also lists REALTY STOCK REVIEW's exclusive Ranking of each stock; the major property type in its portfolio or business; and geographic area in which it operates. We continue to have a bias toward seasoned shopping center REITs in the Northeast and Southeast.

Federal National Mortgage Assn., or Fannie Mae, is the only stock added to Selector this issue, in line with our Feb. 10 review.

There are no deletions.

Buy limits are increased significantly for Hovnanian Enterprises, K&B Home, Oriole Homes, Ryland Group, and Lomas Financial Corp., the latter in line with our Feb. 10 review.

The tender offer by Keystone for shares of Travelers Rlty. Income and Travelers REIT at \$11.40 and \$8.50 respectively expires Mar.

1. We advise tendering.

Stock (RSR Review)	RSR Rank	Prop. Type	Prop. Region	Current Advice/Limit	Stock (RSR Review)	RSR Rank	Prop. Type	Prop. Region	Current Advice/Limit
SEASONED EQUITY REITS: INCOME PROPERTY OWNERSHIP					FINANCIAL SERVICES/MORTGAGE BANKING				
Stable Income & Asset Growth					Variable Yield, Rate Risk & Price Volatility				
Bradley Rl. (7/8/8)	A	SC	MW	Buy to 14	Koger Prop. (11/25/8)	A	OFF	SE	Buy to 28
BRE Props. (7/8/8)	A	APT/SC	CA/WA	Buy to 31	Perini Inv. (11/18/8)	B	OFF/IND	NAT	Buy to 17
Burnham Pac. (10/14/8)	B	SC/OFF	CA	Buy to 20	Rouse Co. (6/10/8)	A	SC/LAND	NAT	Buy to 29
Chicago Dock (7/8/8)	B	LAND	IL	Hold/Buy to 22#	Shopco Lau.LP (1/13/9)	NR	SC	MD	Buy to 10
Cousins Prop. (7/8/8)	A	LAND/OFF	GA	Hold/Buy to 15.25	AGGRESSIVE RECOVERY/TAKEOVERS/LIQUIDATIONS				
Dial REIT (9/23/8)	NR	SC	MW	Buy to 18	Speculative Yield, Uncertain Outcome, High Price Volatility				
Duke Rlty. (10/28/8)	B	OFF/IND	IN/OH	Buy to 6.00	Ameribanc Inv. (9/23/8)	B	S&L/MTG	VA	Buy to 12
Federal Rl. (10/14/8)	A	SC	NE	Buy to 23	*Federal Nat. Mtg. (2/10/89)	A	MTG	NAT	Buy to 55#
First Union (10/14/8)	A	SC/OFF	NAT	Buy to 20	*Lomas Fincl. (2/10/9)	B	MTG/DIV	NAT	Hold/Buy to 13
HRE Props. (10/14/8)	A	SC/OFF	NAT	Hold/Buy to 23	Unicorp Amer. (7/10/7)	B	S&L/OFF	NAT	Hold/buy to 7
IRT Prop. (10/14/8)	A	SC	SE	Buy to 18	HOMEBUILDERS/INCOME PROP. DEVELOPERS/LAND DEVELOPERS				
Intl. Income (10/14/8)	A	SC	NAT	Hold/Buy to 13#	Development/Money Market Risks, Price Volatility				
MGI Props. (7/8/8)	A	APT/OFF	SE/MW	Buy to 18	Amrep Corp. (11/18/8)	C	LAND	NM	Buy to 10
New Plan Rlty (10/14/8)	A	SC	NE	Buy to 15#	Fine Homes (1/13/9)	C	HSG	NAT	Buy to 16
Penn. REIT (7/8/8)	A	SC/APT	NE	Buy to 23	*Genl. Dev. (2/24/9)	C	LAND/HSG	FL	Hold/buy to 16#
*Prop. Tr. Am. (7/8/8 & 2/24/9)	A	SC/APT	TX/CO	Buy to 10	Hovnanian Ent. (6/10/8)	B	HSG	NJ/FL	Hold/buy to 7#
REIT of Cal. (3/11/8)	A	SC/OFF	CA	Buy to 15#	*Inter. Genl. LP (1/13/9 & 2/24/9)	B	LAND/APT	MD/PR	Buy to 8.50#
Santa Anita (10/14/8)	A	SC/RACE	CA	Hold/Buy to 31	K&B Home (6/10/8)	B	HSG/CMCL	CA/FR	Hold/buy to 14#
*Sizer Inv. (7/8/8 & 2/24/9)	B	SC	LA	Buy to 15	Leisure Tech. (6/10/8)	C	RET HSG	CA/NJ	Hold/buy to 3.50#
Utd. Dom. (10/14/8)	A	APT	VA/NC	Buy to 18.50	Lennar Corp. (6/10/8)	A	HSG	FL	Hold/buy to 20#
Washington REIT (10/14/8)	A	OFF/APT	DC	Hold/Buy to 17.50#	Major Rlty. (11/18&25/8)	C	LAND/CMCL	FL	Hold
Weingarten Rl. (10/14/8)	A	SC	TX	Buy to 27	Newhall Land (1/13/9)	A	LAND	CA	Sell//buy to 40#
Western Inv. RE (10/14/8)	A	SC	CA	Buy to 18	Oriole Home (3/27/7)	C	HSG	FL	Hold/buy to 10#
REITS: FIXED & PARTICIPATING MORTGAGES/LEASEBACKS					Ryland (11/18/8)	A	HSG/MTG	NAT	Hold/buy to 20#
Higher Income, Lower Growth, Plus Interest Risk					Std. Pacific LP (11/18/8)	A	HSG	CA	Buy to 13#
*BRT Realty (2/10/9)	B	APT/COM	NE	Hold/buy to 18#	PROPERTY TYPES: APT=Apartment; CMCL=Commercial; DIV=Diversified; HOT=Hotel/Motoring;				
Copley Prop. (12/9/8)	B	IND	W	Buy to 18	HSG=Housing; IND=Industrial; LAND=Land Devel.; MTG=Mortgage; OFF=Office; RACE=Race track;				
Eastgroup Pr. (12/9/8)	B	OFF/SC	NAT	Buy to 23	RET HSG=Retirement housing; SC=Shopping Center; S&L=Savings & Loan.				
Health Care Pr. (12/9/8)	A	MED	NAT	Buy to 27	PROPERTY LOCATIONS: NE=Northeast; SE=Southeast; SW=Southwest; MW=Midwest; W=West; NAT=National.				
ICM Prop. (12/23/8)	B	OFF	NAT	Buy to 10	States are Postal Service code.				
*MSA Rlty. (7/8/8 & 2/24/9)	C	SC	MW	Buy to 8	Buy limits are approx. maximum purchase prices at publication date.				
Meditrust (12/9/8)	B	MED	NAT	Hold	Additions or changes underlined; Review/comment dates in paren.				
*Mellon PMT (2/10/9)	C	SC	NAT	Buy to 8	* Reviewed in Feb. issues. # Stock selling above limit price. z=Audit Inv. involved in pending transaction				
*Mtg. & Rlty. (2/24/9)	B	DIV	NAT	Buy to 20					
Mtg. Inv. Plus (12/23/8)	B	OFF	CA	Buy to 8					
Presidential Rl. (11/25/8)	B	APT	NE	Hold/buy to 12#					
Rock Ctr. Prop. (12/23/8)	B	OFF	NY	Buy to 21					
Univ. Hlth. Rl. (12/9/8)	A	MED	NAT	Hold/Buy to 11#					
INVESTMENT BUILDERS/INCOME PROPERTY OWNERS/MLPS									
Faster Growth, Development Risks Plus Higher Price Volatility									
EOK Green Ac.LP (1/27/9)	B	SC	NY	Buy to 13					
Equi. RE Sh.LP (1/13/9)	NR	SC	MI/MN	Buy to 10					
Forest City (6/10/8)	B	SC/OFF	NAT	Buy to 42					
Gould LP (1/9/7)	B	OFF/APT	NE	Hold/Buy to 45#					

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divergences show up most clearly in a summary of performance by the various groups of stocks in Portfolio Selector (page 2), as follows:

	% Price Change—	
	Last Mo.	Since Jan. 1
Seasoned Equity REITs	-1.6%	-0.8%
Part.Mtg./Leaseback	-0.7	-0.6
Investment Builders	+1.5	+4.6
Financial Services	+5.1a	+3.4a
Aggressive Recovery	+3.1	+2.9

Homebuilders/Devel. +3.0 +8.6
ALL PORTFOLIO STK. +4.1a +2.2a
S&P 500 +0.02% +5.1%
a-Excl. Feb. addition of FNMA

DIVIDEND CUTS: Merry Land & Investment Co. (MERY—OTC—\$5.25) has stopped paying quarterly cash dividends but will make one annual payment at the end of each year. MERY said it will continue in REIT format but would consider other investment opportunities as well.

Takeover Talk Swirls Around Three Portfolio Selector Stocks

General Development Corp. (GDV—NYSE—\$17.25) continues to surge on speculation that sooner or later it will be taken over. It's up 15% in the past month and 36% since Jan. 1. As expected, GDV said it wasn't for sale in turning down a bid to be acquired by Amruss Partners, an Englewood, Col. group headed by investors and developers Robert and Deborah Russell, who were seeking to acquire GDV for \$18/sh. cash plus a \$5 debenture.

In the wake of the Amruss turndown, New York based real estate company **Metropolitan Consolidated Industries, Inc.** (ICU—ASE—\$7.75) said it and an affiliate, Metex Corp. (MTX—ASE—\$10.88) of Edison, N.J., had acquired 9.9% of GDV's 8.65 mil. shares and expects to acquire up to 15%. ICU paid \$16.88 to \$18 per share for its latest stock. We understand that ICU officers met last week with GDV's board, although no results of such a session were made known. ICU previously made but lost a bid to acquire **One Liberty Properties**, a leaseback REIT now controlled by the Gould Investors—BRT Realty group.

With book value of \$23.45/sh. and perhaps \$8 of unrealized value in its utility plants, GDV remains a tempting target. It was spun out publicly in the breakup of City Investing Corp. in Sept. 1985 and as result six institutions own about 46% of shares fully converted. Management owns about 7.4% including stock options, with the chairman and president owning about 2.4% each. **Advice: Hold or trade if that is your appetite.** We continue to list GDV in Portfolio Selector and expect GDV shares to be volatile for a while as takeover rumors heat up. Operating EPS fell 32% to \$1.80/sh. in 1988, altho underlying busi-

nesses of Florida homebuilding and installment land sales remain strong.

Two Portfolio Selector REITs are tangling with merger overtones. **Property Trust of America** (PTRAS—OTC—\$9.88) is saying "No thanks" to any profers of friendly relations from its newest large shareholder, **Sizeler Property Investors Inc.** (SIZ—NYSE—\$14.75), shopping center equity REIT based in Kenner, La.

El Paso, Tex. based PTRAS says it's committed to growing with strategic property acquisitions in the Southwest and West, where it sees signs of real estate revival and excellent acquisition opportunities. It recently paid \$23.50/sq.ft. for a fully leased 130,000 sq.ft. El Paso industrial property to yield over 10%. It pointedly says its geographic focus "does not include Louisiana" where Sizeler is concentrated and taking some lumps from weak retail sales and soaring joblessness.

For its part, SIZ hasn't openly uttered the "M-word" but it's clear that consolidation of the two would diversify SIZ into apartment, industrial and hotel properties outside its Louisiana base.

Advice: Hold or buy both for 8%-9% yield and gradual recovery as Oil Patch fortunes improve. SIZ and its chairman, Sidney Lassen, are major real estate players with access to substantial monies. But management owns about 8.4% of PTRAS stock and presumably would resist an unwanted merger. If a merger eventually emerges, the combination would create a larger regional equity REIT with over \$100 mil. market value, about the minimum needed to attract institutional investors.

American Southwest Mortgage lowered monthly payout to \$0.05 (\$0.60 annually), down 29% from the previous \$0.07/mon.

RSR STOCK LIST: Kaufman & Broad Inc. is removed from RSR this issue, since it has approved spinning off all stock in Kaufman & Broad Home Corp.; KB will continue as an insurance holding company.

Angeles Finance Trust is added to the REIT list after converting from Angeles Finance Partners, an MLP.

Interstate General L.P. (IGC—ASE—\$8.50), as expected in our Jan. 13 review, has joined with Rexach Construction Corp., major Puerto Rico construction company, to form a partnership to acquire the Puerto Rico assets of San Juan Racing Assn. (SJR—NYSE—\$14.63). SJR owns and operates El Commandante, Puerto Rico's only thoroughbred race track, and 1,000 undeveloped acres. SJR shareholders must approve the pact. The partnership would pay \$67.5 mil. for the assets and expects to build \$1 bil. sale value of housing in two planned communities on the land. **Advice: IGC remains a long-term buy.** (KDC)

MSA Realty (SSS—ASE—\$6.88) slashed its quarterly dividend 40% to \$0.15. SSS is a combination mortgage/joint venture REIT financing shopping centers built by sponsor Mel Simon Associates. After the centers are leased up, Simon Assoc. refinances and SSS winds up with a 50% equity interest. Although no serious trouble spots are apparent, rapid expansion and rising short-term rates on floating-rate debt has trimmed cash flow. SSS will take on no new financing commitments while it lets its portfolio mature.

SSS reported that earnings before non-cash charges (on which it bases dividends) fell 14% to \$0.20/sh. in the Dec. qtr., and fell 19% to \$0.62/sh. for 1988. A year ago SSS reported current net asset value of \$11.41 per fully diluted sh. (RSR, July 8).

Advice: Buy. While the dividend cut is deeply distressing, we retain SSS in Portfolio Selector on page 2 because underlying asset values are now substantially above the stock price. (JMH)

Is Hollywood Park Now a White Elephant REIT?

Hollywood Park Realty Enterprises Inc. (HTRFZ—OTC—\$20.75) looks like it may be stuck with not one, but two, white elephants. HTRFZ, one of the biggest gainers among REITs in 1988, became the latest sacrifice on the altar of California's no-growth movement Feb. 14, when Cypress, Calif. voters scuttled the planned sale of the REIT's 297-acre tract containing the Los Alamitos Race Course and surrounding vacant land for development. Residents voted 2-1 to reject rezoning the property for a 3-mil. sq.ft. industrial park. The vote forced HTRFZ to cancel its planned sale of the Los Alamitos property.

How could a REIT with 640 acres in Southern California possibly be considered a white elephant? Politics and location.

White elephant No. 1: First, the \$100 mil. Los Alamitos sale was contingent on rezoning the property. But HTRFZ roiled the locals by shutting down a golf course on the site and just letting the weeds grow for a few years. Although City Hall signed off on the zoning, residents in the 43,000-population town forced a referendum. The opponents were led by the former PR man for stunt motorcycle driver Evel Knevel, who equipped a mobile home with huge speakers and drove around Cypress broadcasting his criticisms of HTRFZ. Corny, but effective.

We're not too worried that development of Los Alamitos is dead. Hollywood Park has already successfully challenged the ordinance requiring the zoning referendum, but the "concerned citizens" appealed. HTRFZ and the land buyer, SDC Development, took their chances with the vote and will continue the court fight later. Because the ordinance was specifically aimed at a single owner, we believe higher courts will continue to rule in favor of HTRFZ.

However, the no-growthers will have to be placated, probably by scaling back the planned industrial park 25%-30%. If so, the sale price would likely be cut. The

problem is HTRFZ has at least \$90.4 mil. in debt against the property at 2% over the prime rate. Lenders won't permit HTRFZ to pay dividends until the loans have been substantially repaid. HTRFZ bought the property in 1984 with a higher development density in mind, so we expect potential capital gains in a later sale to be modest. Between that and other mortgage debt, big payouts to shareholders aren't likely.

White elephant No. 2: This is Hollywood Park itself. The major racetrack sits on 340 acres two miles east of Los Angeles International Airport. On the surface, development potential appears lucrative. But the property is just beyond LAX's busy hotel and office corridor, and smack in the center of a run-down neighborhood that isn't quite suitable for first-class commercial development. Some investors are betting that a new freeway opening near the tract in 1992 will boost its value tremendously, but that's a long time to wait on a stock that isn't paying dividends.

Advice: Hold speculatively. Despite all the above negatives, HTRFZ is grandfathered as one of only four paired stock situations in which a REIT and an operating company trade as a single unit. The others are a pair of California racetrack operators, Santa Anita Cos. and California Jockey, plus Hotel Investors. The IRS won't approve any more such combinations. This gives HTRFZ hypothetical scarcity value for the right buyer.

EQK REALTY INVESTORS I

Beleaguered EQK Realty I (EKR—NYSE—\$14.25) is putting all properties up for sale and expects to distribute any sale proceeds to holders. EKR says some sales are possible by mid-year. EKR is a finite-life REIT that owns office parks in Atlanta and Indianapolis and a Harrisburg, Pa. regional mall. EKR officials complain that the market was ignoring the trust's true value by pricing EKR shares at a 30% discount to appraisals.

Investors have been focusing on prob-

lems in the office parks, particularly Atlanta's vacancy-plagued Peachtree-Dunwoody Pavillion, where a major tenant is scheduled to vacate in Aug. The property sale plan may seek to nail down big appreciation in the Harrisburg mall to more than offset any losses in Atlanta.

We can't blame the markets too much, however. EKR came public in 1985 at \$18/sh, yet appraisals for Dec. 1987 come in at \$18.10/sh. So by their own numbers EKR execs haven't been able to stem adverse markets and create higher values in four years. **Advice: Hold. We smell there's more value here than current prices.**

APPRAISED ASSET VALUE COMPARISONS

	DATE	APP. VALUE/ SHARE	%PRICE TO APP. VALUE
QUALIFIED REITS			
BRE PROPERTIES #	7/88	\$35.50	-16.9%
CEDAR INC FUND I #	12/87	\$ 8.92	-24.3%
COPLEY PROPS #	12/87	\$22.88	-24.6%
DUKE RLTY INVST #	11/88	\$ 8.70	-36.8%
EQK RLTY INV I #	12/87	\$18.10	-21.3%
GRUB&ELLS REIT	12/87	\$ 9.07	-31.1%
INTL INCOME PR#	12/88	\$19.17	-29.6%
MSA REALTY CORP #	12/87	\$11.41	-38.7%
NEW PLAN RLY TR#	7/88	\$16.27	-4.0%
PRU RL CAPITAL #	12/87	\$ 2.31	-45.9%
SANTA ANITA	6/87	\$26.46	17.2%
SIERA CAP RLY IV#	12/87	\$ 7.88	-28.6%
SIERRA RE EQ83#	12/87	\$10.11	-35.7%
SIERRA RE EQ84#	12/87	\$ 8.40	-40.5%
TRAML CROW REI#	12/87	\$13.11	-43.7%
TRAVELERS RLY INC	6/88	\$11.65	-5.6%
USP RL EST INV#	12/87	\$11.73	-33.9%
AVERAGE			-26.1%
OPERATING COMPANIES			
BAY FINCL CORP	5/88	\$26.02	-61.6%
CENTENNIAL GROUP	12/86	\$ 7.71	-62.7%
EQK GRN ACRES LP~	12/87	\$13.31	-6.1%
FORUM RET PFD UN~	12/87	\$10.89	-49.5%
MAJOR REALTY	9/87	\$22.00	-46.6%
MONY RL EST INV	5/88	\$10.34a	-21.4%
NEWHALL LAND	12/87	\$37.72	34.9%
PERINI INV PR#	9/88	\$22.31	-26.0%
ROUSE CO#	12/88	\$30.65	-10.3%
SOUTHWEST RLTY#	12/87	\$ 7.72	-88.7%
AVERAGE			-33.8

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for: New Plan Realty, management estimate only. Share values are fully diluted.

a-Entity has not revalued mortgages.

COUNTRYWIDE CREDIT INDUSTRIES, INC. (CCR: NYSE)

CCR has grown to become one of the nation's largest mortgage bankers by aggressively expanding its branch network and by using a proprietary computerized processing system that speeds approval. CCR sells its originations as mortgage backed security issues, some to a related CMO REIT, Countrywide Mortgage Investments.

Gut Issue: Can CCR's loan servicing portfolio take the load off a sagging origination business as interest rates keep rising? Interest rates will most likely go up some more before they fall back. We feel that interest rates on 30 year fixed rate mortgages could peak in the 11.5%-12% range before the end of 1989 (vs. 10.5% now). Rising rates likely would slow used-house sales, upon which CCR depends for most loan originations (CCR isn't exposed to the more volatile new-house market).

Originations in fiscal 1989 (ending this month) are expected to be off about 5% to the \$3 bil. level, vs. \$3.22 bil. in fiscal 1988. The good news is that CCR has built a fee-based servicing portfolio that has grown over 40% in fiscal 1989 to approx. \$11 bil. — and that after selling servicing rights for an \$8.8 mil. gain in FY 1989. If CCR maintains momentum, the servicing portfolio should grow another 23% or so to \$13.5 mil. in fiscal 1990. This growth in servicing fee income will help CCR cushion any shortfall in origination income and reduce earnings volatility.

The interest rate scenario is good news for CCR whose growth has been fueled by cheap mortgages and rampant housing demand growth, which invited a flood of competitors. The U.S. is at the end of an extended housing cycle and CCR's rapid growth of the mid-1980's has peaked, letting CCR begin to consolidate. CCR has already navigated several economic cycles and has prepared itself for this one by decreasing its dependency on

origination income.

In its origination business CCR has a unique cost advantage and flexibility, which should give it an edge over competitors in the leaner volume times ahead. By using a proprietary computer system linking all offices, CCR originates loans for about 0.8% (80 basis points) of principal vs. the 150-200 basis points industry average. CCR's processing system allows for greater flexibility (lower cost) in the expansion or contraction of its branch network to meet current market conditions, as branches employ two-to-four salaried employees rather than a network of salesmen.

CCR's edge is already recognized. Management owns 24% of CCR and the Canadian-based Belzberg family, a widely known takeover group, lead a group with a 7.6% stake. On balance this recognizes value at today's depressed prices at book value.

Advice: Buy for long-term. Under our forecast for moderately higher long-term interest rates in the next 18 months, CCR's earnings will increasingly depend on servicing fee income, which will become more valuable as competition for desirable servicing rights heats up. We feel that CCR's shares have already been discounted for this scenario and are a buy for the patient. (MJH)

CCR—NYSE RANK B Feb. years 16.7 mil. shares.
Price: \$6.50 Div. \$0.30a P/E 7.7%

Yr.	OpEPS	Div.	High	Low	P/E range
1986A	\$0.44	\$0.13	\$ 7.38	\$4.88	16.8-11.1
1987A	1.23	0.23	14.75	7.13	12.0- 5.8
1988A	0.84	0.27	16.88	4.63	20.1- 5.5
1989E	0.75	0.30a	9.25	5.13	12.3- 6.8z
1990E	N E				

a-Excl. 2% stock div. paid 10/88. z-To date

Long-term debt: \$20.9 mil. Equity \$108.1 mil. or \$6.46/sh. D/E ratio: 0.19
Address: 155 North Lake Ave., Pasadena, CA 91109. (818) 304-8400.

MORTGAGE & REALTY TRUST (MRT-NYSE)

MRT is a hybrid REIT focusing on medium-term mortgages on commercial properties. In 1987, MRT began slowly withdrawing from construction financing in favor of participating mortgages and equity investments. MRT's advisor is GMAC Realty Advisors, Inc., a subsidiary of GMAC Mortgage Corp. and General Motors Corp.

Gut Issue: Can a REIT as staid as MRT catch investors' attention? MRT is a solid performer, dull almost to a fault. The big move in recent months has been to pull back from making construction loans because of nervousness over growing development risks. That kind of conservatism serves shareholders well by protecting earnings but, of course, such gradual moves also make MRT duller still.

We're actually fans of reasoned, conservative management and MRT has produced relatively stable earnings over a range of shifting interest rates. But we doubt that MRT is the kind of stock that more growth oriented investors are going to go wild over. MRT increased its quarterly dividend 2% in October to \$0.50 (\$2.00 annual rate) and we see it climbing another 2% by the end of the year. December quarter CFS dropped 3.6% to \$0.52 due to the lack of participation income in the recent period.

Non-earning assets reached 4.64% of total assets in December vs. 3.13% a year earlier, still not a distressing level.

Of MRT's \$492.5 mil. in invested assets, 47% is in standing loans, 20% in construction loans, 18% in participating loans, 2% in long-term amortizing loans, 7.6% in equity investments and 3.7% in foreclosed real estate.

Advice: Hold shares for yield. We don't see a lot of excitement, but MRT's 11.6% yield should be stable and reliable. Participating loans, in which MRT gets a share of property appreciation and/or revenue growth, provide a measure of inflation protection. (JMH)

MRT-NYSE Sept. years RANK B 10.65 mil. shares.
Price: \$17.24 Div. \$2.00 Yld. 11.6%

Yr.	Op.EPS	Op.CFS	Div.	High	Low	Yield
1985	\$1.73a	\$1.79a	\$1.80	\$21.00	\$15.38	9-12%
1986	2.03a	2.14a	2.13	23.38	16.13	9-13
1987	1.72	1.85	1.88	23.25	17.38	8-11
1988	1.94	2.13	1.94	19.00	14.38	10-13
1989E	1.98	2.18	1.98			

a-Plus sale gains: '85-.05; '86-.10.
Finances: Debt \$305.9 mil. Equity: \$186.2 mil. Debt/eq. ratio: 1.64-1.
Address: 3500 West Olive Ave., Burbank, CA 91505 (818) 953-7700

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 25	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$	
B	AMER HEALTH PROP# (12/09/88)	NY-AHE	2	11098	18.69	2.16 U	DEC	2.19 U	19.50X	9.1	8.9	11.1	4.3	11.7	216.4	
* B	AMER SW MTG INVMT (01/27/89)	AS-ASR	4	14326	9.83	0.60 D	SEP	0.81	5.00X	-22.3	-39.4	6.2	12.0	-49.1	8.2	71.6
C	AMERICAN REALTY (02/10/89)	NY-RRE	4	21728	6.58	0.63	SEP	1.86	4.13	-8.3	-8.3	2.2	15.3	-37.3	28.3	89.6
* C	F-ANGELES FINE TRST	AS-ANF	4	1051	18.00	2.32 U	SEP	1.80	15.88X	3.7	8.5	8.8	14.6	-11.8	10.0	16.7
B	ANGELL REAL EST# (12/09/88)	NY-AGR	2	3622	13.68	1.52	SEP	1.72	10.13	8.0	24.6	5.9	15.0	-26.0	12.6	36.7
C	ASSET INVESTORS (09/09/88)	NY-AIC	4	13892	15.10	1.68 D	SEP	2.87	10.00X	-14.6	-11.1	3.5	16.8	-33.8	19.0	138.9
* C	B-B RL EST INV # (12/23/88)	AS-BBR	1	6412	6.54	0.26 S	SEP	0.26	3.50X	9.7	0.0	13.5	7.4	-46.5	4.0	22.4
C	BEVERLY INV PROP# (12/09/88)	NY-BIP	2	8195	19.77	1.60 S	DEC	2.34 U	12.50X	0.2	6.4	5.3	12.8	-36.8	11.8	102.4
* A	BODDIE-NOEL PROP# (05/22/87)	AS-BNP	2	2850	11.45	1.36	DEC	1.35	13.00	0.0	-1.9	9.6	10.5	13.5	11.8	37.1
A	BRADLEY RL EST (07/08/88)	OC-BRLYS	1	3360	2.37	0.68	NOV	0.21 D	13.00	1.0	-3.7	61.9	5.2	448.5	8.9	43.7
A	BRE PROPERTIES # (07/08/88)	NY-BRE	1	7873	19.56\$	2.40	OCT	2.37	29.50	-3.3	-4.1	12.4	8.1	50.8	12.1	232.3
B	BRT REALTY (02/10/89)	NY-BRT	4	7301	1.47	2.48	DEC	2.50 D	18.75	-0.7	0.0	7.5	13.2	1175.5	170.1	136.9
B	BURNHAM PAC PROP# (10/14/88)	AS-BPJ	1	5644	14.16	1.32	SEP	1.22	18.25	-2.0	-2.7	15.0	7.2	28.9	8.6	103.0
B	F-CALIF JOCKEY CLUB (08/12/88)	AS-CJF	1	5773	4.54	1.00	SEP	0.87	17.25	-4.2	9.5	19.8	5.8	280.0	19.2	99.6
Z	CALIFORNIA REI (03/11/88)	NY-CT	1	4965	6.93	0.40	SEP	-0.15	4.13	-8.3	-28.3	0.0	9.7	-40.5	-2.2	20.5
* A	F-CEDAR INC FUND I# (01/09/87)	OC-CEDR	1	1440	8.70\$	0.64 S	DEC	0.47 S	6.75X	2.4	0.0	14.4	9.5	-22.4	5.4	9.7
* A	CENTRAL REALTY (02/10/89)	OC-CMRT	3	2216	0.16	0.00	DEC	-0.13 U	0.19	0.0	0.0	0.0	0.0	17.5	-81.3	0.4
B	CENVILL INVSTR (02/10/89)	NY-CVI	3	6883	12.97	2.00 S	SEP	2.19	16.00	3.2	2.4	7.3	12.5	23.4	16.9	110.1
B	CHICAGO DOCK&CANL (07/08/88)	OC-DOCKS	1	5784	6.42	0.24	OCT	-0.05	25.75	1.0	4.0	0.0	0.9	301.1	-0.8	148.9
C	CLEVETRUST RLTY # (08/12/88)	OC-CTRS	1	1971	17.89	0.00	SEP	0.16	5.50	-8.3	18.9	34.4	0.0	-69.3	0.9	10.8
C	COLUMBIA RE INVST (09/09/88)	AS-CIV	4	8586	9.20	0.88	SEP	0.91	6.63	-1.9	0.0	7.3	13.3	-28.0	9.9	38.8
B	COPLEY PROPS # (12/09/88)	AS-COP	3	4008	17.25\$	1.68	SEP	1.70	17.25	-0.7	-0.7	10.1	9.7	0.0	9.9	69.1
A	COUNTRYWIDE MTG (09/09/88)	NY-CWH	4	13245	8.96	0.86 S	DEC	0.94 U	5.00X	-6.5	-7.0	5.3	17.2	-44.2	10.5	66.2
C	COUSINS PROPS (07/08/88)	OC-COUS	1	17347	6.51	0.60 S	SEP	0.63	14.88X	1.9	-3.3	23.6	4.0	128.5	9.7	258.0
* A	F-CRI INS MTG II (01/09/87)	NY-CII	4	8536	15.30	1.29	SEP	1.74	13.38X	-1.2	-3.6	7.7	9.6	-12.6	11.4	114.2
B	DEL-VAL FINCL (01/09/87)	NY-DVL	4	3910	10.72	1.80 S	SEP	1.79	16.38X	0.2	-1.5	9.1	11.0	52.8	16.7	64.0
* B	DIAL REIT INC # (01/09/87)	OC-DEAL	1	3822	18.09	1.64	SEP	1.67	16.75	-5.6	-5.6	10.0	9.8	-7.4	9.2	64.0
B	DUKE RLTY INVST # (10/28/88)	NY-DRE	1	8594	7.09\$	0.68 S	SEP	0.62	5.50X	-3.5	-2.2	8.9	12.4	-22.4	8.7	47.3
B	EASTGROUP PROPS (12/09/88)	AS-EGP	1	2538	19.75	2.60	SEP	4.39	23.13	4.5	7.6	5.3	11.2	17.1	22.2	58.7
B	EASTOVER CORP (08/12/88)	OC-EASTS	3	1175	13.98	1.60	SEP	2.48	13.25	0.0	-11.7	5.3	12.1	-5.2	17.7	15.6
* B	EMERALD MTG INVST (09/23/88)	NY-EIC	4	8750	9.21	1.36	SEP	1.39	5.75	-9.8	-27.0	4.1	23.7	-37.6	15.1	50.3
B	F-EOK RLTY INV I # (02/24/89)	NY-EKR	1	7589	14.22\$	1.66	SEP	1.63	14.25	25.3	32.6	8.7	11.6	0.2	11.5	108.1
A	FEDERAL REALTY# (10/14/88)	NY-FRT	1	13751	10.01	1.32	DEC	1.57	23.00	8.9	8.9	14.6	5.7	129.8	15.7	316.3
C	FIRST CONTNL REIT (07/08/88)	OC-FGRES	4	4103	3.06	0.00	NOV	-1.55 U	0.88	16.7	40.0	0.0	0.0	-71.4	-50.7	3.6
A	FIRST UNION RE# (10/14/88)	NY-FUR	1	18008	9.09	1.50	SEP	1.63	19.75	6.0	8.2	12.1	7.6	117.3	17.9	355.7
* A	GOLDEN CORRAL # (10/09/87)	OC-GCRA	2	1480	9.87	1.00	SEP	1.12	8.63	4.5	4.5	7.7	11.6	-12.6	11.3	12.8
B	F-GRUBBELL'S REIT (10/09/87)	OC-GRIT	5	2500	9.04\$	0.64	DEC	0.66	6.25	-2.0	-2.0	9.5	10.2	-30.9	7.3	15.6
A	HEALTH CARE PR# (12/09/88)	NY-HCP	2	8165	21.94	2.76	DEC	2.93	25.00X	-1.7	-3.4	8.5	11.0	13.9	13.4	204.1
B	HEALTH CARE REIT (12/09/88)	AS-HCN	4	5903	12.08	1.52	DEC	1.70 D	12.13	4.3	2.1	7.1	12.5	0.4	14.1	71.6
B	HEALTHVEST # (12/09/88)	AS-HVT	2	11661	20.14	2.64	DEC	2.66 U	16.13	-0.8	-7.9	6.1	16.4	-19.9	13.2	188.0
C	HLTH & REHAB PROP# (12/09/88)	NY-HRP	2	9998	8.79	1.12	SEP	1.12	8.63	7.8	1.5	7.7	13.0	-1.9	12.7	86.2
C	HMG/COURTLND PRP (10/28/88)	AS-HMG	1	1212	22.60	1.60	SEP	8.07	11.13	-5.3	-11.0	1.4	14.4	-50.8	35.7	13.5
C	F-HOLLYWOOD PK RLTY (02/24/89)	OC-HTRFZ	1	3956	5.21	0.00	SEP	-0.94	20.75	-9.8	-1.2	0.0	0.0	298.3	-18.0	82.1
C	F-HOTEL INVESTORS# (12/23/88)	NY-HOT	1	12129	16.30	1.00	SEP	0.65	9.38	2.7	1.4	14.4	10.7	-42.5	4.0	113.7
A	HRE PROPERTIES # (10/14/88)	NY-HRE	1	5989	24.89	1.80	OCT	1.87	22.25	-3.3	3.5	11.9	8.1	-10.6	7.5	133.3
B	ICH PROP INVSTR # (12/23/88)	NY-ICH	3	5619	14.53	1.36	SEP	1.12	9.88X	11.9	3.9	8.8	13.8	-32.0	7.7	55.5
* B	INCOME OPP RLTY # (12/24/87)	AS-IOT	3	3692	16.52	0.60	SEP	0.40	5.38	-30.6	-31.7	13.4	11.2	-67.5	2.4	19.8
A	INTL INCOME PR# (10/14/88)	AS-IIP	1	15539	9.25\$	1.08 S	DEC	0.86 U	13.50X	4.9	2.3	15.7	8.0	45.9	9.3	209.8
* A	INVG MTG SECS (10/14/88)	OC-INVG	4	682	30.69	1.40 S	SEP	-5.01	9.50X	12.6	11.8	0.0	14.7	-69.0	-16.3	6.5
A	IRT PROPERTY CO# (10/14/88)	NY-IRT	1	9663	11.25	1.40 S	DEC	2.08 S	17.50X	0.6	-5.4	8.4	8.0	55.6	18.5	169.1
C	F-JOHNSTWN/CONS RL# (09/09/88)	NY-JCT	3	12280	14.89	0.70	SEP	0.38	6.00	4.3	14.3	15.8	11.7	-59.7	2.6	73.7
* C	KOGER EQUITY INC# (08/26/88)	AS-KE	1	10000	18.80	1.80 S	DEC	1.83	18.88	0.7	0.7	10.3	9.5	0.4	9.7	188.8
C	L&N HOUSING (05/13/88)	NY-LNC	5	2200	20.27	1.76	DEC	-1.07	15.13	-3.2	3.4	0.0	11.6	-25.4	-5.3	33.3
* C	LANDING PACIFIC (08/12/88)	AS-LPF	1	6156	18.82	0.80 S	JUN	0.10	7.75X	-3.6	-12.7	77.5	10.3	-58.8	0.5	47.7
* C	LINCOLN NC RL FND (08/12/88)	AS-LRF	3	1998	13.32	1.40	SEP	1.47	10.25	15.5	13.9	7.0	13.7	-23.0	11.0	20.5
* C	F-LINPRO SPEC'D PROP (10/09/87)	AS-LPO	1	1856	9.05	0.00	DEC	0.08 D	2.75	10.0	4.8	34.4	0.0	-69.6	0.9	5.1
B	LOMAS & NET MTG (02/10/89)	NY-LOM	4	11704	22.89	2.50	DEC	2.50 D	18.13	-4.6	0.7	7.3	13.8	-20.8	10.9	212.1
C	LOMAS MTG CORP (09/09/88)	NY-LMC	4	8700	20.34	2.28	DEC	2.43 D	17.00	-1.4	3.0	7.0	13.4	-16.4	11.9	147.9
* B	MEDICAL PROPS # (05/22/87)	AS-MPP	2	2369	11.68	1.20	SEP	1.31	9.00	14.3	18.0	6.9	13.3	-22.9	11.2	21.3
B	MEDITRUST # (12/09/88)	NY-MT	2	15721	16.00	2.00	DEC	2.05 U	16.13	-3.7	-5.1	7.9	12.4	0.8	12.8	253.5
C	F-MELLON PART MTG (02/10/89)	OC-MPMTS	5	8645	9.16	0.83	SEP	0.81	7.13	-3.4	-5.0	8.8	11.6	-22.2	8.8	61.6
B	MERRY LAND & INV (09/09/88)	OC-MERY	3	9694	6.44	0.80	DEC	0.90	5.50	-21.4	-26.7	6.1	14.5	-14.6	14.0	53.3
A	MGI PROPERTIES # (07/08/88)	NY-MGI	1	9449	17.88	1.60	NOV	2.00	17.25	-2.1	-2.1	8.6	9.3	-3.5	11.2	163.0
B	MONMOUTH REIT # (01/27/89)	OC-MNRTS	3	1573	4.41	0.70 S	SEP	0.52	5.50X	-1.3	-8.3	10.6	12.7	24.7	11.8	8.7
C	MSA REALTY CORP # (02/24/89)	AS-SSS	3	8614	8.12\$	0.60 D	DEC	0.62 D	7.00	-12.5	-11.1	11.3	8.6	-13.8	7.6	60.3
B	MTG & RLTY TRUST (02/24/89)	NY-MRT	3	10747	17.08	2.00	DEC	1.94	17.25	-2.1	1.5	8.9	11.6	1.0	11.4	185.4
B	MTG INVSTMT PLUS# (12/23/88)	AS-MIP	3	9020	8.56	0.80 S	DEC	0.82 S	7.63	0.0	5.2	9.3	10.5	-10.9	9.6	68.8
A	NEW PLAN RLY TR# (10/14/88)	NY-NPR	1	26847	6.73\$	0.98 U	JUL	0.90	15.63	-1.6	-1.6	17.4	6.3	132.2	13.4	419.5
* F	NOONEY RLTY TR# (08/12/88)	OC-NRTI	1	867	16.62	0.32 S	DEC	0.14 D	8.63	-1.4	-1.4	61.6	3.7	-48.1	0.8	7.5
B	ONE LIBERTY PR# (08/12/88)	AS-OLP	2	2203	14.10	1.60 U	SEP	1.30	13.88	-5.1	-2.6	10.7	11.5	-1.6	9.2	30.6
A	PENN REIT# (07/08/88)	AS-PEI	1	8199	10.54	1.64	AUG	1.65	21.88	-1.7	-3.8	13.3	7.5	107.5	15.7	179.4
B	PITTS & WVA RR (01/27/89)	AS-PW	2	1510	6.06	0.52 D	SEP	0.56	6.00	0.0	-4.0	10.7	8.7	-1.0	9.2	9.1
B	PRESIDENTL RL-A# (02/24/89)	AS-PDLA	3	479	3.97	1.64 I	SEP	2.02	13.63	-4.4	-1.8	6.7	12.0	243.2	50.9	6.5
C	PRESIDENTL RL-B# (02/24/89)	AS-PDLB	3	2778	3.97	1.64 U	SEP	2.02	13.50	-2.7	-3.6	6.7	12.1	240.1	50.9	37.5
A	F-PROPERTY TR AMER# (02/24/89)	OC-PTAS	1	5062	10.49	0.80 S	SEP	0.88	10.00X	3.3	2.6	11.4	8.0	-4.7	8.4	50.6
B	F-PRU RL CAPITAL # (07/08/88)	NY-PRT	1	11135	1.37\$	0.00	---	0.00	1.25	0.0	0.0	0.0	0.0	-8.8	0.0	13.9
B</																

February 24, 1989

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FROM JAN 25 JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKX	MKT VAL MIL \$
* F-SIERA CAP RLY IV#		AS-SZD	1	7506	7.91\$	0.30	SEP 0.40	5.63	-2.2	0.0	14.1	5.3	-28.9	5.1 42.2
* F-SIERA CAP RLY VI#	(06/26/87)	AS-SZF	1	3548	8.13	0.23 S	SEP 0.17	5.00X	-27.0	-32.2	29.4	4.6	-38.5	2.1 17.7
* F-SIERA CAP VI PFD	(06/26/87)	AS-SZFP	1	3811	8.13	0.26 S	--- 0.00	6.00X	-22.3	-29.4	0.0	4.3	-26.2	0.0 22.9
B F-SIERA RE EQ83#		OC-SETB	1	3047	7.67\$	0.25	SEP 0.36	6.50	-10.3	4.0	18.1	3.8	-15.3	4.7 19.8
B F-SIERA RE EQ84#		OC-SETC	1	4887	7.57\$	0.10	SEP 1.07	5.00	-9.1	-9.1	4.7	2.0	-33.9	14.1 24.4
B SIZER PROP INV#	(02/24/89)	NY-SIZ	1	3734	18.78	1.56 S	SEP 1.51	14.88X	1.8	0.8	9.9	10.5	-20.8	8.0 55.5
C STORAGE EQUITIES	(10/14/88)	NY-SBQ	1	10943	14.88	1.40 S	DEC 1.06 U	12.00X	6.2	6.7	11.3	11.7	-19.4	7.1 131.3
B STRATEGIC MTG	(05/13/88)	NY-SYM	4	5465	18.48	1.64	DEC 1.90	12.38	-2.9	0.0	6.5	13.3	-33.0	10.3 67.6
* TIS MTG INVSTMT	(09/23/88)	NY-TIS	4	8100	8.96	1.28	SEP 1.01	8.50	9.7	6.3	8.4	15.1	-5.1	11.3 68.9
C F-TRAM CROW REIT#	(07/08/88)	NY-TCR	1	9075	11.17\$	1.26 S	SEP 1.33	7.38X	-0.8	1.7	5.5	17.1	-34.0	11.9 66.9
C F-TRAVELERS REIT	(09/09/88)	OC-TRATS	5	2523	8.89	0.68	SEP 0.09	8.38X	3.6	26.4	93.1	8.1	-5.8	1.0 21.1
C F-TRAVELERS RLY INC	(09/09/88)	OC-TRIIS	5	2132	11.96\$	0.64	SEP 0.09	11.00X	-0.8	10.0	122.2	5.8	-8.0	0.8 23.5
A UNIV HEALTH RLY#	(12/09/88)	NY-UHT	2	7150	13.87	1.40	DEC 1.55	12.13	0.0	2.1	7.8	11.5	-12.6	11.2 86.7
B USP KL EST INV#	(06/12/87)	AS-URT	1	3880	8.27\$	1.00 S	SEP 1.83	7.75X	3.2	-1.6	4.2	12.9	-6.3	22.1 30.1
A UTD DOMINN RLY#	(10/14/88)	OC-UVRT	1	8285	12.61	1.16	DEC 1.21 U	17.75	-0.7	-2.1	14.7	6.5	40.8	9.6 147.1
* F-VHS HOTEL INVSTMT		AS-VHT	5	9863	8.74	0.90	SEP 0.96	6.75	-1.8	3.8	7.0	13.3	-22.8	11.0 66.6
* VMS S/T INCOME		AS-VST	4	6918	9.14	1.23	SEP 1.19	7.75	0.0	0.0	6.5	15.9	-15.2	13.0 53.6
* VMS STRATGIC LAND	(05/22/87)	OC-VLANS	5	11994	8.62	1.20	SEP 1.13	8.00	-4.5	8.5	7.1	15.0	-7.2	13.1 96.0
A WASH RE (WRIT)#	(10/14/88)	AS-WR	1	13778	5.97	1.00 S	SEP 1.00	19.00	-5.0	-9.5	19.0	5.3	218.3	16.8 261.8
* WEDGESTONE FINCL	(02/10/89)	NY-WDG	4	5795	8.05	0.00	SEP 0.32	3.25	13.0	18.2	10.2	0.0	-59.6	4.0 18.8
A WEINGARTEN RLY#	(10/14/88)	NY-WRI	1	13968	13.28	1.68	SEP 2.43	27.00	-2.3	5.4	11.1	6.2	103.3	18.3 377.1
C WELLS FARGO M&E	(05/13/88)	NY-WFM	3	6719	15.98	1.50 S	DEC -1.76 D	17.13X	1.4	0.0	0.0	8.8	7.2	-11.0 115.1
A WESTERN INV RE#	(10/14/88)	AS-WIR	1	11969	13.23	1.32 U	SEP 1.34	18.00X	6.3	1.4	13.4	7.3	36.1	10.1 215.4
COMPANIES AND BUSINESS TRUSTS														
C ABRAMS INDS INC		OC-ABRI	10	2234	7.50	0.24 S	JAN 0.57 U	5.25	-4.5	-4.5	9.2	4.6	-30.0	7.6 11.7
* LP-AMER INS MTG 84		OC-AIMAZ	9	10000	19.36	1.50	SEP 2.42	15.50	-4.6	0.8	6.4	9.7	-19.9	12.5 155.0
B LP-AMER RE PARTNERS	(01/13/89)	NY-ACP	8	14736	17.10	2.00	SEP 1.81	15.75	2.4	4.1	8.7	12.7	-7.9	10.6 232.1
B AMERIBANC INV GP	(08/28/87)	OC-AINVS	10	6146	10.08	0.22	DEC 1.62 U	12.00	6.7	6.7	7.4	1.8	19.0	16.1 73.8
* AMERICANA HOTEL	(04/08/88)	NY-AHR	L	4920	16.54	0.00	SEP 0.22	13.75	2.8	4.8	62.5	0.0	-16.9	1.3 67.7
C AMREP CORP	(11/18/88)	NY-AXR	7	6609	10.16	0.00	OCT 0.20	8.63	9.5	11.3	43.1	0.0	-15.1	2.0 57.0
C ANGLES CORP		AS-ANG	11	3282	5.49	0.00	DEC -1.20 U	5.63	-2.2	-2.2	0.0	0.0	2.5	-21.9 18.5
C BAY FINCL CORP	(06/10/88)	NY-BAY	8	3881	5.78\$	0.00	DEC -8.71 D	10.00	-8.0	-14.0	0.0	0.0	73.0	-150.7 38.8
C LP-BURGER KING INV #	(01/13/89)	NY-BKP	8	4635	17.87	1.80 S	DEC 1.81 D	14.50	0.0	9.4	8.0	12.4	-18.9	10.1 67.2
C LP-CAL FED INC PTNR#	(01/13/89)	NY-CFI	8	12866	7.95	1.00	SEP 0.40	7.38	1.7	11.3	18.4	13.6	-7.2	5.0 94.9
C CALPROP CORP		AS-CPP	7	4184	8.60	0.00	DEC 1.15 U	8.38	15.5	9.8	7.3	0.0	-2.6	13.4 35.0
C CALTON INC	(06/10/88)	NY-CN	7	24144	2.57	0.00	NOV 0.62 D	2.88	-8.0	-4.2	4.6	0.0	11.9	24.1 69.4
* CASTLE & COOKE		NY-CCKE	10	59228	12.20	0.00	DEC 2.05 D	26.25	1.0	-7.1	12.8	0.0	115.2	16.8 1554.7
* CENTENNIAL GROUP	(07/24/87)	AS-CEQ	10	26202	5.57\$	0.00	SEP 0.28	2.88	-11.5	-14.8	10.3	0.0	-48.4	5.0 75.3
A CENTEX CORP	(06/10/88)	NY-CTX	6	15061	24.60	0.40 U	DEC 2.33 U	28.13	-3.0	-3.8	12.1	1.4	14.3	9.5 423.6
C CHAMPION ENTERPRI		AS-CHB	12	7215	6.30	0.00	NOV 0.93 U	4.38	9.4	16.7	4.7	0.0	-30.6	14.8 31.6
D CHRISTIANA COS		NY-CST	7	5700	5.11	0.00	DEC -0.32 U	6.38	4.1	2.0	0.0	0.0	24.8	-6.3 36.3
B CLAYTON HOMES		NY-CMH	12	16151	4.82	0.00	DEC 0.91	7.88	-1.6	-7.4	8.7	0.0	63.4	18.9 127.2
* LP-COMWLT MTG AM-A		NY-CMA	9	35000	0.26	1.10	DEC -1.42 D	2.25	-18.2	12.5	0.0	48.9	765.4	-546.2 78.8
C COMMONWLT MTG CO		OC-CMC	9	5865	4.22	0.00	OCT 0.77	3.38	8.0	17.4	4.4	0.0	-20.0	18.2 19.8
C CONGRESS ST PROPS		OC-CSTP	10	1112	12.80	0.00	NOV -0.21 U	6.63	3.9	3.9	0.0	0.0	-48.2	-1.6 7.4
* F-CONSOL CAP INCOME		OC-CCIS	L	11362	12.98	0.00	SEP -1.61	4.50	-10.0	0.0	0.0	0.0	-65.3	-12.4 51.1
* CONSOL CAP RLY#		OC-CCPLS	L	5966	4.25	0.00	AUG -0.08	0.88	-22.2	-22.2	0.0	0.0	-79.4	-1.9 5.2
* F-CONSOL CAP SPEC		OC-CCSTS	L	11486	9.76	0.00	SEP -1.03	3.38	-10.0	-20.6	0.0	0.0	-65.4	-10.6 38.8
C CONSOLIDATD COS-A	(12/24/87)	AS-TCO	11	11792	-2.33	0.00	SEP -5.20	0.06	0.0	0.0	0.0	0.0	0.0	0.0 0.7
C CONTL RMS HOLDING	(05/22/87)	OC-COHN	7	3533	6.91	0.00	NOV 0.60	3.75	-6.3	0.0	6.3	0.0	-45.7	8.7 13.2
B COUNTRYWIDE CRDIT	(02/24/89)	NY-CCR	9	16732	6.46	0.32	NOV 0.84	6.38	-7.3	0.0	7.6	5.0	-1.3	13.0 106.7
D COVINGTON DEVLPMT		OC-COVT	7	13902	0.27	0.00	SEP -0.15	0.56	6.0	12.6	0.0	0.0	108.5	-55.6 7.8
B LP-CRI INS MTG INV		NY-CRI	9	9100	12.19	1.20	SEP 3.46	11.50X	-7.2	-10.7	3.3	10.4	-5.7	28.4 104.7
D DELTONA CORP		NY-DLT	7	5574	4.66	0.00	SEP 0.20	5.75	24.3	15.0	28.8	0.0	23.4	4.3 32.1
* LP-EMERALD HOMES LP#	(05/22/87)	NY-EHP	7	5225	6.39	1.36	DEC 2.04 D	8.38	-5.6	-1.5	4.1	16.2	31.1	31.9 43.8
B LP-EQR GRN ACRES LP#	(01/27/89)	NY-BGA	8	10173	8.32\$	1.22	SEP 1.21	12.50	-1.0	-1.0	10.3	9.8	50.2	14.5 127.2
* LP-EQUITABLE RE SC #	(01/13/89)	NY-EQM	8	10700	8.37	1.04	SEP 1.03	9.00	-2.7	1.4	8.7	11.6	7.5	12.3 96.3
C EQUITEC FINCL GP	(09/11/87)	NY-EFG	11	4952	2.80	0.00	SEP -5.18	2.50	-9.1	-4.8	0.0	0.0	-10.7	-185.0 12.4
C FAIRFIELD COMM	(06/10/88)	NY-FCI	7	10851	9.57	0.00	DEC 0.28 U	6.50	4.0	6.1	23.2	0.0	-32.1	2.9 70.5
C FARRAGUT MTG CO		OC-FARR	9	5150	0.41	0.00	SEP -0.21	0.63	0.0	11.0	0.0	0.0	52.4	-51.2 3.2
A FRED NATL MTG	(02/10/89)	NY-FNM	9	78623	24.89	0.96	DEC 6.43	58.63	0.0	15.5	9.1	1.6	135.5	25.8 4609.3
C LP-FINE RMS INTRNTL	(01/13/89)	NY-FHI	11	7785	6.32	2.25	DEC 1.25	14.75	2.6	2.6	11.8	15.3	133.4	19.8 114.8
B FIRST CAROLINA		OC-FCAR	10	714	31.44	0.50	SEP 1.49	29.50	0.0	0.0	19.8	1.7	-6.2	4.7 21.1
A FLEETWOOD ENTER	(06/10/88)	NY-FLE	12	22902	16.47	0.64	OCT 2.75	28.00	-1.8	11.4	10.2	2.3	70.0	16.7 641.3
B FOREST CITY-A#	(06/10/88)	AS-FCE.A	8	4058	26.08	0.38	OCT 3.17	42.00	2.4	4.7	13.2	0.9	61.0	12.2 170.4
B FOREST CITY-B#	(06/10/88)	AS-FCE.B	8	3890	26.08	0.32	OCT 3.17	42.25	3.0	2.1	13.3	0.8	62.0	12.2 164.4
C LP-FORUM RET PFD UN#	(12/09/88)	AS-FRL	8	6049	9.62\$	1.35	JUN 0.40	5.50	-6.4	-10.2	13.8	24.5	-42.8	4.2 33.3
C FFA CORP		AS-FPO	7	4011	9.36	0.00	SEP -3.04	4.38	12.9	12.9	0.0	0.0	-53.3	-32.5 17.5
C GENERAL DEVLPMT	(02/24/89)	NY-GDV	6	8651	23.45	0.00	DEC 2.33 D	16.75	12.6	32.7	7.2	0.0	-28.6	9.9 144.9
C GENERAL HOMES	(04/10/87)	NY-GHO	6	15009	0.43	0.00	SEP -8.69	0.56	12.6	12.6	0.0	0.0	30.9	MC 8.5
A LP-GOULD INVSTRS LP#	(01/09/87)	AS-GLP	8	1087	20.71	0.00	SEP 2.26	51.00	1.5	4.1	22.6	0.0	146.3	10.9 55.4
C GRUBB & ELLIS	(06/10/88)	NY-GBE	11	15932	5.03	0.00	DEC -0.12 U	3.88	-3.1	-3.1	0.0	0.0	-23.0	-2.4 61.7
B HALLWOOD GROUP	(02/13/87)	NY-HWG	10	4656	19.52	1.12	OCT 2.30	15.88	3.3	5.0	6.9	7.1	-18.7	11.8 73.9
C HAMMOND CO		OC-THCO	9	2041	5.42	0.10	DEC 0.03 D	3.25	0.0	8.3	108.3	3.1	-40.0	0.6 6.6
B HOVNANIAN ENTR	(06/10/88)	AS-HOV	7	20840	5.14	0.00	NOV 1.31 U	8.50	-5.6	28.3	6.5	0.0	65.4	25.5 177.1
C INDIANA FINCL INV		OC-IFI	8	966	11.95	0.00	DEC 0.33 U	6.63	20.5	12.8	20.1	0.0	-44.6	2.8 6.4
C INTEGRATED RESC	(02/10/89)	NY-IRE	11	7528	19.09	0.00	SEP 2.07	16.25	25.0	17.1	7.9	0.0	-14.9	10.8 122.3
B LP-INTERSTATE GEN CO	(02/24/89)	AS-IGC	8	9900	3.14	0.72 U	DEC 1.23 D	8.50X	17.7	30.8	6.9	8.5	170.7	39.2 84.2
* INTL AMER HOMES		OC-HOME	7	7947	3.85	0.00	DEC 0.51 U	1.75	7.7	16.7	3.4	0.0	-54.5	13.2 13.9
* J M PETERS CO INC	(11/06/87)	AS-JMP	7	13783	6.31	0.00	NOV 2.85	8.88	-7.8	2.9	3.1	0.0	40.6	45.2 122.3
* JMB REALTY	(02/13/87)	OC-JMBRS	L	1423	18.26	4.60	NOV 2.96 U	10.50	-2.3	-7.9	3.5	43.8	-42.5	16.2 14.9
B K&B HOME CORP	(06/10/88)	NY-KBH	6	27292	7.78	0.30	NOV 1.76	16.00X	12.8	23.1	9.1	1.9	105.7	22.6 436.7
A KOGER PROPS#	(11/25/88)	NY-KOG	8	25168	9.96	2.80 S	SEP 2.8							

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 25	FROM JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BK	MKT VAL MIL \$
A	LEISURE+TECH (06/10/88)	NY-LVK	7	5408	5.51	0.00	DEC 0.43 D	4.50	20.0	16.1	10.5	0.0	-18.3	7.8	24.3
C	LENNAR CORP (06/10/88)	NY-LEN	6	6601	21.88	0.24	NOV 2.78	21.25X	9.3	20.6	7.6	1.1	-2.9	12.7	140.3
*	LOAN AMER FNCL-B	OC-LAFB	9	1988	7.47	0.00	DEC 0.75 U	5.25	10.5	10.5	7.0	0.0	-29.7	10.0	10.4
B	LOMAS FINANCIAL (02/10/89)	NY-LFC	9	29970	8.42	1.40	DEC 0.83 U	12.38X	1.8	-2.0	14.9	11.3	47.0	9.9	370.9
C	M/I SCHOENSTN HNS	OC-MIRO	7	6165	2.76	0.00	DEC 0.80 U	5.25	0.0	0.0	6.6	0.0	90.2	29.0	32.4
C	MAJOR REALTY (11/18/88)	OC-MAJR	7	7320	3.50S	0.00	SEP -0.58	11.75	6.8	14.6	0.0	0.0	235.7	-16.6	86.0
*	MAY DEPT STORES (02/26/88)	NY-MA	10	149210	18.96	1.28	S OCT 3.26	35.63	-3.4	-1.7	10.9	3.6	87.9	17.2	5315.6
*	MCA INC (02/26/88)	NY-MCA	10	73017	22.25	0.68	DEC 2.26 U	48.38	-1.0	6.6	21.4	1.4	117.4	10.2	3532.2
C	MDC HOLDINGS (11/18/88)	NY-MDC	6	17394	11.57	0.00	SEP -0.55	3.00	4.3	9.1	0.0	0.0	-74.1	-4.8	52.2
B	MISSION WEST PR	AS-MSW	7	1499	12.62	0.36	S NOV 1.06	9.13X	-1.7	-5.2	8.6	3.9	-27.7	8.4	13.7
*	MONI RL EST INV (05/13/88)	NY-MTM	L	10639	9.13S	0.72	NOV 0.55	8.13	1.6	-1.5	14.8	8.9	-11.0	6.0	86.4
C	NATIONAL ENTPRS	NY-NEL	12	7138	1.90	0.00	SEP -0.90	1.25	11.1	11.1	0.0	0.0	-34.2	-47.4	8.9
C	LP-NATIONAL REALTY (01/13/89)	AS-NLP	8	8979	2.40	1.60	SEP -1.45	10.00	23.1	-5.9	0.0	16.0	316.7	-60.4	89.8
A	LP-NEWHALL LAND (01/13/89)	NY-NHL	10	19769	7.88S	1.20	S DEC 2.70 D	50.88X	-4.8	-10.2	18.8	2.4	545.6	34.3	1005.7
B	LP-NYKIAN L.P. (11/18/88)	AS-NVR	6	25005	4.03	1.60	U DEC 1.25 U	7.38X	15.2	25.5	5.9	21.7	83.0	31.0	184.4
A	OAKWOOD HOMES	NY-OH	12	5202	9.53	0.08	S DEC -0.06 D	7.63X	7.3	10.9	0.0	1.0	-20.2	-0.6	39.7
C	ORIOLE HOMES-A (04/10/87)	AS-OHC.A	7	1936	12.55	0.55	U DEC 2.61	11.00	6.0	8.6	4.2	5.0	-12.4	20.8	21.3
C	ORIOLE HOMES-B (04/10/87)	AS-OHC.B	7	1913	12.55	0.60	U DEC 2.61	11.13	4.7	12.7	4.3	5.4	-11.4	20.8	21.3
C	PARKSETTER HOMES	OC-PAGE	7	1465	8.84	0.00	MAR 1.24	3.50	0.0	-22.2	2.8	0.0	-60.4	14.0	5.1
C	PAKWAY COMPANY	OC-PKWT	10	1593	26.19	0.80	DEC 0.11 D	16.25X	2.8	1.6	147.7	4.9	-38.0	0.4	25.9
B	PATTEN CORP (01/09/87)	NY-PAT	7	16997	5.08	0.12	S DEC 0.71 D	3.63	0.0	-3.3	5.1	3.3	-28.6	14.0	61.6
*	PERINI INV PR#	AS-PNI	8	3910	-1.45S	0.60	SEP 0.71	16.50X	4.1	0.8	23.2	3.6	0.0	0.0	64.5
C	PHM CORP (11/18/88)	NY-PHM	6	24760	9.34	0.12	SEP 0.07	10.50	-5.6	-5.6	150.0	1.1	12.4	0.7	260.0
*	LP-PRIME MTR INNS LP (02/27/87)	NY-PMP	8	4000	16.68	2.00	SEP 0.15	16.50	0.0	3.1	110.0	12.1	-1.1	0.9	66.0
*	PROPERTY CAPITAL (08/26/88)	AS-PCA	L	9927	14.13	0.36	JAN 1.97 S	19.75	-6.0	-4.8	10.0	1.8	39.8	13.9	196.1
D	PUNTA GORDA	AS-PGT	7	2905	-1.67	0.00	SEP -0.63	2.13	0.0	-19.0	0.0	0.0	0.0	0.0	6.2
E	VJ-RADICE CORP (07/24/87)	NY-RI	7	5811	1.63	0.00	9/7 -3.87	0.44	-29.9	0.0	0.0	0.0	-73.1	-237.4	2.5
C	READING CO (11/25/88)	OC-RDGC	8	4957	5.60	0.00	SEP -2.71	13.50	10.2	14.9	0.0	0.0	141.1	-48.4	66.9
*	LP-RED LIONS INNS # (01/13/89)	AS-RED	8	4546	17.49	2.05	DEC 1.63	14.75	-5.6	0.0	9.0	13.9	-15.7	9.3	67.1
*	LP-RETIREMT LIV MTG	OC-RLVZ	9	1264	22.74	2.16	SEP 2.02	15.50	-3.1	-6.1	7.7	13.9	-31.8	8.9	19.6
C	RIDGEWOOD PROPS	OC-RWPI	8	740	49.10	0.00	NOV 3.22 D	33.50	0.0	-5.6	10.4	0.0	-31.8	6.6	24.8
C	ROCKWOOD NATL	PS-RWC	7	9785	2.66	0.00	DEC -0.26 D	1.63	0.0	0.0	0.0	0.0	-38.9	-9.8	15.9
A	ROUSE CO# (06/10/88)	OC-ROUS	8	47841	5.55S	0.52	SEP 0.79	27.50	7.8	12.2	34.8	1.9	395.5	14.2	1315.6
A	RYLAND GROUP (11/18/88)	NY-RTL	6	12746	11.54	0.60	DEC 3.10 U	22.88	15.1	10.9	7.4	2.6	98.2	26.9	291.6
*	SANTA FE SO PAC (07/10/87)	NY-SFP	10	157023	6.18	0.10	DEC -0.30 D	22.00	14.3	27.5	0.0	0.5	256.0	-4.9	3454.5
*	LP-SHOPCO LAURL CTR# (01/13/89)	AS-LSC	8	4660	8.57	1.08	S DEC 0.77	10.13	2.5	5.2	13.1	10.7	18.1	9.0	47.2
B	SKYLINE CORP	NY-SKY	12	11217	13.09	0.48	NOV 1.30	17.13	2.2	10.5	13.2	2.8	30.8	9.9	192.1
D	SOUTHLAND FINCL (05/27/88)	OC-SFIN	8	16773	3.40	0.00	SEP -2.36	1.13	-25.0	50.0	0.0	0.0	-66.9	-69.4	18.9
D	SOUTHWEST FINCL (12/23/88)	NY-SW	10	45277	3.73	0.00	DEC -6.18 D	1.50	-25.0	-7.7	0.0	0.0	-59.8	-165.7	67.9
D	LP-SOUTHWEST RLTY# (12/09/88)	AS-SWL	8	3442	5.84S	0.00	SEP 0.17	0.88	16.7	7.6	5.1	0.0	-85.0	2.9	3.0
C	STARRETT HOUSING	AS-SHO	7	6428	4.53	0.00	SEP 0.48	6.75	-14.3	12.5	14.1	0.0	49.0	10.6	43.4
A	LP-STD PACIFIC L.P. (11/18/88)	NY-SPF	6	27028	6.45	1.65	U DEC 2.75	13.50X	-1.7	12.5	4.9	12.2	109.3	42.6	364.9
C	TIERCO GP INC	OC-TIER	8	2126	6.38	0.00	SEP -1.44	4.00	-5.9	-15.8	0.0	0.0	-37.3	-22.6	8.5
B	TOLL BROS	NY-TOL	6	29961	2.42	0.00	OCT 0.80	4.50	-7.7	-5.3	5.6	0.0	86.0	33.1	134.8
B	LP-UDC-UNIVRSL DEV (11/18/88)	NY-UDC	7	9346	7.62	2.40	DEC 3.80 U	20.00	0.0	6.7	5.3	12.0	162.5	49.9	186.9
B	UNICORP AMER (07/10/87)	AS-UAC	10	17300	8.46	0.30	SEP -0.36	6.00	9.1	4.3	0.0	5.0	-29.1	-4.3	103.8
C	UNION VALLEY CORP	AS-UVC	7	4759	4.98	0.00	SEP 0.44	8.00	-4.5	4.9	18.2	0.0	60.6	8.8	38.1
C	US HOME CORP (04/10/87)	NY-UH	6	39901	4.49	0.00	DEC 0.13 U	2.00	0.0	-5.9	15.4	0.0	-55.5	2.9	79.8
*	LP-US REALTY PTRNS#	OC-USRLZ	8	1222	16.51	2.04	SEP 0.60	6.75	-10.0	-10.0	11.3	30.2	-59.1	3.6	8.2
*	US SHELTER CORP.	OC-USSSC	11	9527	-0.72	0.00	SEP -3.01	0.38	0.0	0.0	0.0	0.0	0.0	0.0	3.6
*	LP-VMS MORTGAGE INV	OC-VMLPZ	9	7629	9.10	1.08	SEP 1.20	7.38	-4.8	0.0	6.1	14.6	-19.0	13.2	56.3
C	WASHINGTON CORP	PH-TWC.X	7	1869	4.72	0.25	U DEC 2.52 U	8.25X	25.9	24.5	3.3	3.0	74.8	53.4	15.4
C	WEBB (DEL) CORP	NY-WBB	10	9229	8.58	0.00	SEP -1.88	13.75	-3.5	-10.6	0.0	0.0	60.3	-21.9	126.9
*	LP-WINTHROP INS MTG	AS-WMI	9	3868	12.54	1.28	DEC 1.67 S	12.25	1.0	2.1	7.3	10.4	-2.3	13.3	47.4
B	WRITER CORP (04/10/87)	OC-WRTC	7	4118	2.55	0.00	SEP -5.16	0.56	-9.9	-9.9	0.0	0.0	-77.9	-202.4	2.3

COMPARATIVE REALTY STOCK GROUP AVERAGE 02/22/89

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE JAN 25	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL (000)
1 PROPERTY REITS	43	4	47	7837	11.40	1.01	1.17	13.71	-1.0	-0.6	11.7	7.4	20.3	10.3	5559.6
2 LEASEBACK REITS	13	0	13	6617	14.31	1.61	1.71	13.13	1.6	1.5	7.7	12.2	-8.3	11.9	1284.9
3 PROP & MTG COMB REITS	15	1	16	5468	10.76	1.19	1.04	10.33	-1.8	-3.0	9.9	11.5	-4.0	9.7	900.3
4 MORTGAGE REITS	22	2	24	7850	11.81	1.33	1.11	9.21	-1.9	-6.3	8.3	14.4	-22.0	9.4	1582.5
5 PARTICIPATING MTG REITS	11	0	11	10200	11.20	1.04	0.57	9.93	-1.2	1.4	17.5	10.4	-11.3	5.1	1278.3
REIT AVERAGE			111	7590	11.71	1.18	1.14	11.81	-1.0	-0.9	10.3	10.0	0.8	10.0	10605.4
6 MAJOR HOMEBUILDERS	7	5	12	20784	10.67	0.41	0.67	12.20	5.4	10.7	18.2	3.4	14.4	6.3	2521.5
7 OTHER BLDRS/DEVELOPERS	7	22	29	7380	5.84	0.19	0.43	6.29	2.5	6.8	14.6	3.1	7.7	7.4	1272.6
8 INCOME PROP BLDR/OWNR	18	9	27	8156	12.23	0.91	0.48	15.53	2.0	2.8	32.5	5.8	27.0	3.9	3677.8
9 MORTGAGE BANKER/FINANCE	10	3	13	15941	10.27	0.85	1.45	11.87	-1.5	4.9	8.2	7.2	15.6	14.1	5588.5
10 DIVERSIFIED RLTY&HOLDING	11	5	16	36293	12.84	0.43	0.32	19.43	-0.6	-0.9	60.6	2.2	51.4	2.5	15595.0
11 RLTY SVCS/SYNDICATORS	1	6	7	8685	5.10	0.32	-1.63	6.21	7.8	5.8	0.0	5.2	21.7	-31.9	334.1
12 MANUFACTURED HOUSING	3	3	6	11638	8.69	0.20	0.82	11.04	1.2	8.8	13.4	1.8	27.1	9.5	1040.7
OTHER REALTY STOCKS AVERAGE			110	14565	9.58	0.26	0.46	12.03	1.5	4.2	26.0	4.3	25.5	5.4	30030.2
L LIQUIDATING COMPANIES	3	4	7	7960	12.15	0.81	0.43	8.70	-3.4	-4.0	NC	NC	-28.4	NC	460.2
OVERALL AVERAGE			228	11062	10.65	0.85	0.80	11.92	0.3	1.6	14.8	7.1	11.9	7.9	41095.8
DOW JONES INDUSTRIALS							181.04	2283.93	0.8	5.3	12.6	3.7			
STANDARD & POOR'S 500							22.73	290.91	0.6	4.7	12.8	3.7			
DOW JONES UTILITIES							16.49	183.62	-3.6	-1.4	11.1	8.2			

SYMBOLS & ABBREVIATIONS

RANKINGS: "A" (highest) to "E" (lowest) * = Not Ranked. New EPS or Dividend: U=Up, D=Down, S=Unchanged, I=Initial, # = Net Cash Flow (EPS plus noncash charges less mortgage payments).

@=Gross Cash Flow. Book value for cash flow entities includes accum. depreciation. Last bid prices used for OTC, P=Paired stock, \$=Current appraised value reported; see p. 4. F=Finite life REIT.

LP=Limited partnership, L=Liquidating, VJ=In bankruptcy reorganization, *Z= Audit or affiliates involved in pending transaction.

NAME CHANGE: Angeles Finance Partners to Angeles Finance Trust and change from Mortgage Banker/Finance to Mortgage REIT. GROUP CHANGE: MSA Realty from Property REITs to Property and Mortgage Combination REITs. DELETED: Kaufman and Broad Inc.